

162.0

0002

0025.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

861,400 / 861,400

USE VALUE:

861,400 / 861,400

ASSESSED:

861,400 / 861,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
33		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOSSE NUNSN & VERDINE P	
Owner 2:	
Owner 3:	

Street 1: 33 LINDEN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: ODONOGHUE CONNOR W & -

Owner 2: ODONOGHUE LAUREN K.T. -

Street 1: 33 LINDEN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,800 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2738 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10800		Sq. Ft.	Site		0	70.	0.69	8									520,801						520,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							108225	
104	10800.000	335,500	5,100	520,800	861,400							GIS Ref	
												GIS Ref	
												Insp Date	
												10/01/18	

Total Card	0.248	335,500	5,100	520,800	861,400	Entered Lot Size
Total Parcel	0.248	335,500	5,100	520,800	861,400	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	314.61	/Parcel:	314.6	Land Unit Type:

Parcel ID	162.0-0002-0025.0
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	336,200	5100	10,800.	520,800	862,100	862,100	Year End Roll	12/18/2019
2019	104	FV	293,500	5100	10,800.	520,800	819,400	819,400	Year End Roll	1/3/2019
2018	104	FV	293,500	5100	10,800.	461,300	759,900	759,900	Year End Roll	12/20/2017
2017	104	FV	274,400	5100	10,800.	386,900	666,400	666,400	Year End Roll	1/3/2017
2016	104	FV	274,400	5100	10,800.	386,900	666,400	666,400	Year End	1/4/2016
2015	104	FV	242,800	5100	10,800.	334,800	582,700	582,700	Year End Roll	12/11/2014
2014	104	FV	242,800	5100	10,800.	323,600	571,500	571,500	Year End Roll	12/16/2013
2013	104	FV	253,300	5100	10,800.	308,000	566,400	566,400		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ODONOGHUE CONNO	72402-240	1	4/1/2019		875,000	No	No		
ODONOGHUE MARY	60619-469		12/3/2012	Family	525,000	No	No		
BREEN JOSEPH P,	57267-166		8/9/2011		525,000	No	No		
BREEN PAULINE	28342-369		3/23/1998	Family		99	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/1998	319	Manual	2,000					REROOF PORCH/GUTTE

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	355	PATRIOT
12/1/1999	Meas/Inspect	263	PATRIOT
7/14/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA / / /

